

RFP-15-065 - State Response to Question Submissions

RFP or Attachment Document Name	Page or Section #	Question	Answer
RFP	1.4	Number of properties requested to be declared surplus.	Since 2012, IDOA has not requested that any properties be surplus. Agencies have made the decision to surplus properties. There have been 258 surplus properties since 2012.
		Number of requested properties not approved for surplus.	Zero
		Number of properties diverted/sold to interested (inside) parties.	24 properties have been gifted to universities, local governments, or other state agencies.
		Please provide the average time period from identification to surplus designation and average time period from designation to close/transfer.	The time period varies based on the transaction, but an approximate estimate is 4-6 months.
		Provide breakdown for the 137 properties sold since 2012 by size, value and sale price.	See Page 2
		Are commissions paid on sales to inside Interested Parties? If so, by sale price or appraised value?	Only expenses are reimbursed.
Business Proposal Form	2.3.5	Proposed changes to Non-Mandatory contract terms are not provided while Mandatory terms are provided. Will a Non-Mandatory list be provided?	The terms in the sample contract not identified in the mandatory term list are the non-mandatory terms.
		How many properties are currently in the pipeline? Please provide a brief description (size, value, location).	There are currently 129 properties in the pipeline. They vary in size, value and location.
		How will the vendor be compensated for properties in the pipeline at contract term expiration or earlier termination?	The selected Vendor(s) will continue to work until completion on the properties that have been assigned.
RFP	1.25	Evidence of financial responsibility is based on the contract price. How is this calculated for this commission-based contract?	The decision to require financial responsibility will be made once a Vendor(s) is selected and the details of the requirement will be determined at that time.
Contract	section 2 - Price	Does the "not-to-exceed" blank apply to this commission-based contract?	No. The resulting contract will be zero based.
Contract	13B Continuity of Services	Will the vendor be compensated for phase in/phase out services beyond the "reimbursement of reasonable costs"?	Vendor will be reimbursed for expenses incurred and agreed upon by both parties.
RFP/Cost Proposal		The RFP states that compensation is commission-based but the Cost Proposal indicates that survey, appraisal and advertising costs may be added. Please clarify.	The contract will be commission based but certain expenses may be reimbursed if a sale does not close.
		Will the Plan holder/pre-proposal attendance list be made available?	The pre-proposal conference sign-in sheet is available for download at the RFP website.
		Does the State have a pre-approved appraiser and surveyor list that can be use by the vendor?	Some State agencies choose to use a designated appraisers while other agencies do not.

Property	Acreage	Sales Price	Appraised Value
1	51.24	\$260,000.00	\$280,500.00
2	484.95	\$1,810,000.00	\$1,500,800.00
3	181.39	\$720,000.00	\$638,950.00
4	224.05	\$1,555,000.00	\$1,160,200.00
5	200.57	\$810,000.00	\$650,000.00
6	109.99	\$700,000.00	\$583,000.00
7	100.37	\$230,000.00	\$265,500.00
8	0.51	\$126,100.00	\$125,000.00
9	15.26	\$43,554.00	\$5,500.00
10	0.10	\$800.00	\$800.00
11	0.21	\$60,900.00	\$60,900.00
12	3.03	\$7,907.88	\$3,000.00
13	0.27	\$6,625.00	\$6,625.00
14	0.89	\$67,500.00	\$67,500.00
15	1.72	\$125,000.00	\$155,000.00
16	0.76	\$1,000.00	\$3,500.00
17	2.71	\$2,712.00	\$2,712.00
18	0.24	\$18,504.29	\$24,000.00
19	1.16	\$11,500.00	\$15,000.00
20	1.60	\$1,278.01	\$7,200.00
21	0.35	\$4,050.00	\$1,900.00
22	2.70	\$4,800.00	\$4,800.00
23	110.97	Gifted	\$621,000.00
24	1250.00	Gifted	\$4,050,250.00
25	3.69	Gifted	\$10,664.00
26	4.00	Gifted	\$246,000.00
27	3.00	Gifted	\$35,000.00
28	2.10	Gifted	\$150,000.00
29	4.85	Gifted	\$1,200,000.00
30	0.17	Gifted	\$4,600.00
31	2.78	Gifted	\$90,000.00
32	0.63	Gifted	\$600.00
33	0.75	Gifted	\$375,000.00
34	0.07	Gifted	\$34,000.00
35	18.23	Gifted	\$21,603.40
36	10.04	Gifted	\$11,917.48
37	62.37	Gifted	\$74,033.19
38	1.99	Gifted	\$2,356.20
39	92.05	Gifted	\$109,263.35
40	4.07	Gifted	\$4,831.09
41	2.70	\$4,800.00	\$4,800.00
42	2.63	\$71,000.00	\$19,200.00
43	1.01	\$60,000.00	\$60,000.00
44	0.24	\$100,500.00	\$90,000.00
45	2.17	\$2,101.99	\$5,400.00
46	0.04	\$120.00	\$120.00
47	0.52	\$4,500.00	\$8,000.00
48	0.29	\$2,000.00	\$2,000.00
49	3.08	\$1,500.00	\$1,500.00
50	0.13	\$2,310.00	\$2,310.00
51	0.09	\$551.00	\$720.00
52	6.04	\$11,040.00	\$15,000.00
53	0.23	\$500.00	\$570.00

54	0.79	\$2,000.00	\$3,450.00
55	1.42	\$2,167.28	\$3,600.00
56	0.92	\$1,000.00	\$1,000.00
57	0.51	\$31,500.00	\$15,500.00
58	3.51	\$10,571.00	\$5,250.00
59	2.55	\$2,000.00	\$2,000.00
60	0.35	\$3,300.00	\$1,100.00
61	3.89	\$85,000.00	\$85,000.00
62	1.93	\$13,650.00	\$1,000.00
63	1.56	\$1,720.00	\$800.00
64	4.24	\$23,315.00	\$9,000.00
65	0.18	\$3,500.00	\$2,500.00
66	0.35	\$18,000.00	\$10,550.00
67	0.23	\$5,000.00	\$300.00
68	1.00	\$2,555.00	\$2,525.00
69	0.50	\$1,125.00	\$1,000.00
70	0.36	\$1,880.00	\$730.00
71	0.36	\$300.00	\$270.00
72	0.43	\$600.00	\$600.00
73	0.27	\$6,200.00	\$11,600.00
74	1.35	\$592.00	\$592.00
75	0.04	\$1,100.00	\$1,100.00
76	0.17	\$90,700.00	\$90,700.00
77	2.70	\$120,000.00	\$120,000.00
78	0.13	\$10,000.00	\$10,000.00
79	1.20	\$55,000.00	\$55,000.00
80	0.70	\$268,523.00	\$70,000.00
81	6.11	\$3,200.00	\$3,200.00
82	0.37	\$180.00	\$1,400.00
83	2.78	\$3,299.86	\$3,299.86
84	1.61	Gifted	\$55,000.00
85	0.20	Gifted	\$0.00
86	0.93	Gifted	\$975.00
87	0.09	\$20,500.00	\$41,000.00
88	0.22	\$37,000.00	\$74,000.00
89	0.11	\$55,155.00	\$88,000.00
90	1.15	\$1,000.00	\$1,000.00
91	0.07	\$1,300.00	\$1,300.00
92	0.64	\$650.00	\$450.00
93	0.16	\$4,500.00	\$4,500.00
94	0.05	\$500.00	\$500.00
95	0.97	\$5,600.00	\$6,700.00
96	0.29	\$2,450.00	\$6,000.00
97	7.04	\$32,000.00	\$34,000.00
98	1.81	\$40,000.00	\$8,000.00
99	1.24	\$5,200.00	\$5,200.00
100	3.54	\$2,100.00	\$2,100.00
101	7.55	\$17,000.00	\$17,000.00
102	2.00	\$94,850.00	\$94,850.00
103	1.10	\$2,900.00	\$2,900.00
104	0.83	\$28,875.00	\$28,875.00
105	0.69	\$20,200.00	\$16,000.00
106	0.58	\$550.00	\$550.00
107	0.63	\$1,050.00	\$600.00
108	0.17	\$865.00	\$865.00

109	0.75	\$6,002.00	\$2,900.00
110	1.28	\$6,000.00	\$6,200.00
111	0.20	\$1,750.00	\$1,750.00
112	0.20	\$9,650.00	\$9,650.00
113	0.41	\$8,100.00	\$25,000.00
114	0.98	\$6,000.00	\$3,350.00
115	2.46	\$1,000.00	\$2,750.00
116	2.74	\$2,745.00	\$3,000.00
117	0.04	\$100.00	\$100.00
118	9.23	\$40,000.00	\$8,770.00
119	5.34	\$33,077.00	\$2,200.00
120	7.67	\$39,137.40	\$3,250.00
121	2.36	\$1,650.00	\$1,650.00
122	0.35	\$350.00	\$350.00
123	3.47	\$51,000.00	\$8,500.00
124	7.61	\$2,500.00	\$13,600.00
125	0.81	\$6,555.00	\$775.00
126	0.62	\$3,250.00	\$3,800.00
127	0.57	\$2,700.00	\$1,100.00
128	1.45	\$40,100.00	\$1,875.00
129	4.16	\$1,038.00	\$3,200.00
130	0.19	\$1,100.00	\$5,200.00
131	0.19	Gifted	\$96,000.00
132	0.13	Gifted	\$64,500.00
133	8.47	Gifted	\$296,000.00
134	0.33	\$200.00	\$725.00
135	18.41	\$12,000.00	\$10,100.00
136	5.27	\$41,000.00	\$35,750.00
137	5.19	\$10,500.00	\$1,650.00